



Waltham Conservation Commission
April 11, 2019
Meeting Minutes

Meeting took place in the public meeting room, lower level, Government Center building, 119 School Street, Waltham.

Meeting called to order at 7:01PM.

Attendees: Chair Philip Moser, Vice Chair Bill Doyle, Gerard Dufromont, Michael Donovan, Courtney Semlow

Absent: Bradley Baker

Development Prospectus Sign Off

- 1560 Trapelo Road. Michael Connors of Connors & Connors appeared for the property owner. This is the former AutoDesk building, currently vacant. The old special permit allowed for office use, they are seeking to update this to allow lab space. They plan to put in a patio, which will result in the loss of 3 parking spaces. Paul Finger also spoke for the applicant. They are working with Cambridge Water on storm water modifications, possibly a new filtration system. Drainage here is into the reservoir. Ms. Semlow had an inquiry about this system. Mr. Dufromont asked if any special measures are required when lab space is built at a site. Mr. Doyle moved to allow the chair to sign off on the prospectus. Mr. Dufromont seconded. All present in favor. **Motion passed.**
- 1017-1019 Main Street. Michael Connors of Connors & Connors appeared for the applicant. The building at 1025 Main Street had been the Bank of America headquarters. 1017-1019 [properly "1019"] is a small lot on Main Street (formerly East Side Motoring) surrounded on three sides by 1025 Main. Building has been demolished. The proposal is to use this lot for parking for 1025. They plan to put 44 spaces here, which will allow them to abandon the 37 spaces used as "remote" parking across Prospect Hill Road from 1025. Mr. Doyle moved to authorize the chair to sign off. Mr. Donovan seconded. All present in favor. **Motion passed.** Mr. Moser initiated a brief discussion with Mr. Connors regarding the handling of sign-offs. Could a "Conservation Agent" sign-off on these? Mr. Connors noted that the city law department has ruled that there are open meeting law considerations. When a sign-off is needed from a city agency, the department head can sign, but when the sign-off is from a Commission then a vote of the Commission is still required.
- 790 Main Street. Mr. Shawn Keefe of Connors & Connors appeared for the applicant. The property is the Watch City Petro gas station between the Post Office and Wendy's. It has been a service station since 1939. The plan is to discontinue use of the service bays and convert that space into convenience store space. There will be 5 off-street parking spaces; currently there are zero. Mr. Dufromont asked if any other upgrades are planned. Mr. Keefe said there will be no expansion. Pumps and other equipment will be addressed separately with the City

Due to a series of oversights, minutes of this meeting were not transcribed and approved by the Commission within the mandated time frame. They were transcribed from the meeting video recording and notes and added to the Commission meeting minutes archive on 11-30-2021.

Council. Mr. Moser had a question about storm water drainage. He noted recent small spills at other stations in the city which drained directly into the Charles River. Mr. Keefe did not have an answer to this. Mr. Doyle recommended that the Commission ask the City Engineer to specifically note how this property affects the City's MS4 permit. The site is not specifically within Commission jurisdiction, but is within City storm water and pollution jurisdiction. Additional discussion. Mr. Doyle moved to authorize the chair to sign for the Commission, and to ask the City Engineer and Fire Department and Board of Health to issue opinions on the need for additional measures for water quality and to make sure that pumps meet all requirements. Mr. Donovan seconded. All present in favor. **Motion passed.**

Public Hearing (Continued from 3-28-2019)

Notice of Intent (DEP File # 316-0746)

Applicant: Michael & Sang B. Watts

Property Location: 0 Pond End Road

Project Description: Proposed 2,300+/- sf residence with associated driveway, utilities, and drainage improvements.

The applicant has requested a continuance. Motion to continue to the next meeting. Discussion: The Commission has some concerns with continuing, as neighbors have attended meetings and seen this item repeatedly continued. Applicant provided a brief update. He plans to complete the public hearing at the next meeting. Applicant offered to review plans with any neighbors in advance if requested. All present in favor. **Motion passed.**

Public Meeting (Continued from 3-28-2019)

Request for Certificate of Compliance (DEP File # 316-0712)

Applicant: City of Waltham

Property Location: Fernald: 21, 22, 23 & 24 Malone Park

The Commission has received a report from CPW describing the details of the recently discussed cleanup. Multiple truckloads were removed. Erosion controls were not specifically mentioned. Motion to issue a certificate of compliance by Mr. Doyle, seconded by Mr. Dufromont. All present in favor. **Motion passed.**

Public Meeting

Request for Determination of Applicability

Applicant: Brandeis University

Property Location: 480 / 296 South Street (behind Gosman Athletic Center)

Project Description: Tennis court renovations

Mr. Moser recused, as the applicant is a client of his employer. Mr. Doyle assumed the chair. Mr. Doyle noted that he has had a business relationship with the applicant in the past, but that if he recused the Commission would not have a quorum. He considers the relationship minor and not relevant to the application.

Megan Buczynski of Activitas appeared for the applicant. Ms. Buczynski described the project and the site conditions. Mr. Doyle initiated a discussion of the status of the retention basin (vs. natural wetland), with corresponding maintenance plan and conditions. It is pre-1995, so requires clarification.

Due to a series of oversights, minutes of this meeting were not transcribed and approved by the Commission within the mandated time frame. They were transcribed from the meeting video recording and notes and added to the Commission meeting minutes archive on 11-30-2021.

Motion by Mr. Donovan to issue a negative determination, with conditions that (1) classify this area as a retention basin, (2) require the original operational maintenance plan be adhered to (or a new plan created), and (3) allow the cleaning out of any accumulated silt and sand and removal of invasive species from the basin. Seconded by Mr. Dufromont. Motion approved by all present. **Motion passed.**

Mr. Moser returned to the meeting.

Commission Business

- Approval of meeting minutes from 2-28-2019, 3-14-2019 and 3-28-2019. This item was tabled until the Commission office hires a staff member to transcribe the minutes.
- Question from a concerned resident. Resident was not present, no action taken.
- Potential uses for filing fees in administering the Wetlands Protection Act. Mr. Moser had an update regarding a proposed Mt. Feake project. He noted invasive species and erosion issues. He felt this project would be a good use of fees, if the mayor approves, but was not sure if the Commission had approved erosion as an appropriate expenditure. Discussion. The Commission agreed that erosion work would be acceptable use. Mr. Moser will send a letter to the mayor regarding this. Commission discussed whether they should contact the mayor directly first, or approach other city agencies.
- Press release ideas. No updates.

Correspondence

- None

Old Business

- Mr. Doyle: Paine Estate. Nothing to report.
- Mr. Moser: Lazazzero Playground. No update.
- Mr. Dufromont: Trail marking and brochure (Stonehurst). Waiting for communication from Land Trust people. Mr. Donovan raised the issue of deteriorating signage at the estate. Mr. Dufromont explained that this is expected to be part of the larger project. Discussion.
- Mr. Donovan: Totten Pond Road. No update.

Committee Reports

- **CPC:** Meeting on April 9, 2019. CPC discussed whether their funding can be used to subsidize housing. No decision was made and will be discussed again. Next meeting is May 14, 2019.
- **Trust Fund:** No update.

Site Visit Reports

- Mr. Donovan reported on the property at 250-52 Prospect (aka 280 Prospect?). Dates to February 2018 site visit and letter to owner regarding an unapproved new staircase to the river. Mr. Moser also recently visited and noted additional construction work after an enforcement order was issued. Mr. Dufromont wondered if the Commission should report them directly to DCR. Mr. Moser suggested that the law department should now get involved. Mr. Doyle suggested that the DCR and the building department should be notified at this time, noting that if this is not enforced then other owners might also attempt this kind of unapproved work.

Due to a series of oversights, minutes of this meeting were not transcribed and approved by the Commission within the mandated time frame. They were transcribed from the meeting video recording and notes and added to the Commission meeting minutes archive on 11-30-2021.

New Business

- Charles River watershed cleanup, scheduled for April 27th, 11AM.

Motion to adjourn by Mr. Doyle, seconded by Mr. Donovan. All present in favor. **Motion passed.**

Meeting adjourned approximately 8:03 PM.

Due to a series of oversights, minutes of this meeting were not transcribed and approved by the Commission within the mandated time frame. They were transcribed from the meeting video recording and notes and added to the Commission meeting minutes archive on 11-30-2021.